139.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,255,400 / 1,255,400
					USE VALUE:	1,255,400 / 1,255,400
					ASSESSED:	1,255,400 / 1,255,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21	-23	WOODLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TULIMIERI JOSEPH F & ANNE L
Owner 2:	
Owner 3:	
Street 1:	27 HILLSDALE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,840 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1915, having primarily Clapboard Exterior and 3060 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6840.000	692,700		562,700	1,255,400
Total Card	0.157	692,700		562,700	1,255,400
Total Parcel	0.157	692,700		562,700	1,255,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.26 | /Parcel: 410.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

89228

GIS Ref

GIS Ref

Insp Date

02/17/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 139.0-0002-0004.0

!10743!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	692,700	0	6,840.	562,700	1,255,400	1,255,400	Year End Roll	12/18/2019
2019	104	FV	540,900	0	6,840.	593,900	1,134,800	1,134,800	Year End Roll	1/3/2019
2018	104	FV	540,900	0	6,840.	437,600	978,500	978,500	Year End Roll	12/20/2017
2017	104	FV	507,700	0	6,840.	418,900	926,600	926,600	Year End Roll	1/3/2017
2016	104	FV	507,700	0	6,840.	387,600	895,300	895,300	Year End	1/4/2016
2015	104	FV	424,700	0	6,840.	325,100	749,800	749,800	Year End Roll	12/11/2014
2014	104	FV	424,700	0	6,840.	317,600	742,300	742,300	Year End Roll	12/16/2013
2013	104	FV	434,200	0	6,840.	302,600	736,800	736,800		12/13/2012

PRINT

Date	Time
12/11/20	01:01:16

LAST REV

Date	Time
04/30/14	13:37:00
philc	
10743	

USER DEFINED

Prior Id # 1:	89228
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10625-426		9/1/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2013	965	Manual	2,500	C				
6/13/2013	851	Redo Kit	35,000					
6/12/2013	848	Manual	5,000					
7/2/2003	533	Re-Roof	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/30/2014	External Ins	PC	PHIL C
7/11/2013	Info Fm Prmt	EMK	Ellen K
7/11/2013	Info Fm Prmt	EMK	Ellen K
2/17/2009	Measured	372	PATRIOT
11/29/1999	Mailer Sent		
11/10/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6840		Sq. Ft.	Site		0	90.	0.91	10									562,683						562,700	

Total AC/HA: 0.15702 | Total SF/SM: 6840 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 562,683 | Spl Credit | Total: 562,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.03602934
Const Adj.:	0.99980003
Adj $ / SQ:	165.732
Other Features:	129750
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	850954
Depreciation:	158277
Depreciated Total:	692676

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	

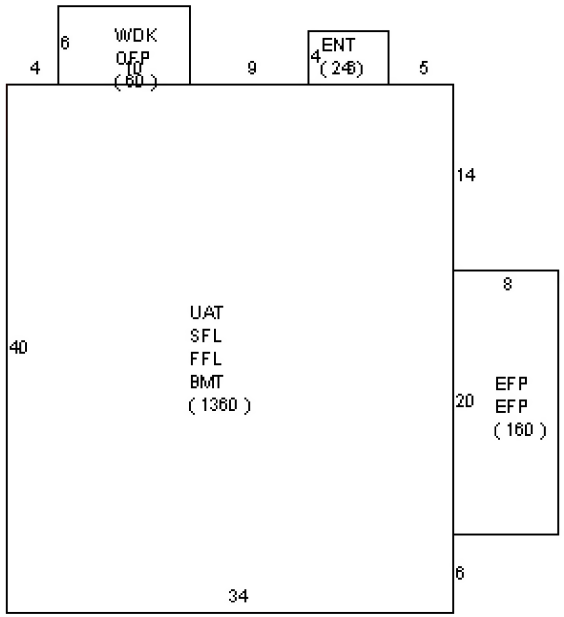
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	6	2	
Totals			
2	12	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,360	49.720	67,618
FFL	First Floor	1,360	165.730	225,395
SFL	Second Floor	1,360	165.730	225,395
UAT	Upper Attic	340	116.010	39,444
EFP	Enclos Porch	320	35.730	11,432
OFP	Open Porch	60	43.990	2,639
WDK	Deck	60	16.000	960
ENT	ENTRY	24	26.390	633
	Net Sketched Area:	4,884	Total:	573,516
Size Ad	2720	Gross Are	5904	FinArea 3060

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	200.54
Special Features:	0	Val/Su Net:	141.83
Final Total:	692700	Val/Su SzAd	254.67

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

139.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	